IMPORTANT NOTICE TO APPLICANT:

THIS APPLICATION CONSISTS OF TWO (2) PAGES, BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

| Municipality: UNINCORPORATED MIAMI-DADE COUNTY | 24 56 6 | B 39 E / Sec: | Twn · S Roe · F |
|--|--|--------------------------|--|
| | | | 1446 0. 1490 2.1 |
| 1. Name of Proposed Subdivision: COUNT | RY PALMS FIRST AD | DITION | |
| 2. Owner's Name: COUNTRY PALM HO | LDINGS II, LLC | Phone: 305 | 5 525-5923 |
| Address: 6340 Sunset Drive | | | |
| Owner's Email Address: airaola@acade | | | |
| 3. Surveyor's Name: Ricardo Rodriguez, PSN | | andez, Inc. Phone: 30 | 5 477-6472 |
| Address: 1950 NW 94th Avenue, 2n | | | |
| Surveyor's Email Address: ricardor@fordo | o.com/omara@fordco.com | /cynthiac@fordoc.com | |
| 4. Folio No(s).: 30-6924-000-1610 / | 30-6924-000-1250 | | _ / |
| 5. Legal Description of Parent Tract: SEE A | | | |
| | | | |
| 6. Street boundaries: SW 124th Avenue | & SW 248th Street | | |
| 7. Present Zoning: AU | Zoning Hearing No.: Z-1- | <u>12 / ASPR# Z</u> 2019 | 000110 |
| 8. Proposed use of Property: | | | W Was Heavy |
| Single Family Res.(Units), Duplex(Sq. Ft.), Office(Sq. | _Units), Apartments(Units), Restaurant(Sq. F | t. & No. Seats), Other | (82,31/ Sq. Ft. & No. of Units _ |
| 9. Does the property contain contamination? | YES: NO: 1 | Edu | cational Facility (Grades K-12) Students / 96 Staff |

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Futhermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-ofway areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

THIS APPLICATION CONSISTS OF TWO (2) PAGES, BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

COUNTRY PALM HOLDINGS II, LLC, a Florida limited liability company

10

| STATE OF FLORIDA) | SS: | Signature of Owne | r: AMA | <u> Manager</u> |
|--|---------------------------|---|---|---|
| COUNTY OF MIAMI-DADE) | | | Ammelia M l | raola, manager |
| | but moons of the Ashuele | (Print name & Title here al presence -OR-[]online notariz | e): Annette M I | rubia, marager |
| BEFORE ME, personally app acknowledged to and before a | ne that (he(she) execu | Yaula this 3 | day of <u>lund</u> , <u>2</u> posed therein. Personally | 020 A.D. and (he/she) known or produce |
| WITNESS my hand and seal | in the County and State | e last aforesaid this 30 | day of June | , <u>2020</u> A.D. |
| | annumna. | Signature of Notary | Public: | |
| and the state of t | MINKY R. DER | (Print, Type nar | ne here: NINCO | R RECEL) |
| m ; | CONTRACT I | | Jan 31 2022 | 66181494 |
| i a | OTARY SEAL | - | (Commission Expires) | (Commission Number) |
| Note: The reverse side of this si | ect may be used for a sta | tement of additional items y | ou may wish considered. | |
| | Mru Aaron Florida | | | |

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| FOR OFFICIAL USE ONLY: | |
|------------------------|--|
| Agenda Date: | |
| Tentative No.: T | |
| Received Date: | |
| | |

Number of Sites: (3)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

| Иu | inicipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 24 Twp.: 56 S. Rge.: 39 E. / Sec.: Twp.: S. Rge.: E. |
|----|--|
| 1. | Name of Proposed Subdivision: COUNTRY PALMS FIRST ADDITION |
| 2. | Owner's Name: COUNTRY PALM HOLDINGS III, LLC Phone: 305 525-5923 |
| | Address: 6457 Sunset Drive City: Miami State: FL Zip Code: 33143 |
| | Owner's Email Address: airaola@academica.org |
| 3. | Surveyor's Name: Ricardo Rodriguez, PSM, Ford, Armenteros & Fernandez, Inc. Phone: 305 477-6472 |
| | Address: 1950 NW 94th Avenue, 2nd FL City: Doral state: FL Zip Code: 33172 |
| | Surveyor's Email Address: ricardor@fordco.com/omara@fordco.com/cynthiac@fordoc.com |
| 4. | Folio No(s).: 30-6924-000-1610 / 30-6924-000-1250 / |
| 5 | Legal Description of Parent Tract: SEE ATTACHED EXHIBIT "A" |
| | |
| 6. | Street boundaries: SW 124th Avenue & SW 248th Street |
| 7. | Present Zoning: AU Zoning Hearing No.: Z-1-12 / ASPR# Z2019000110 |
| 8. | Proposed use of Property: |
| | Single Family Res.(Units), Duplex(Units), Apartments(Units), Industrial/Warehouse(Square .Ft.), Business(Sq. Ft.), Office(Sq. Ft.), Restaurant(Sq. Ft. & No. Seats), Other (82,317 Sq. Ft. & No. of Units |
| 9. | Does the property contain contamination? YES: NO: NO: *Educational Facility (Grades K-12) 1,440 Students / 96 Staff |

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

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Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

COUNTRY PALM HOLDINGS III, LLC, a Florida limited liability company

| STATE OF FLORIDA) SS: | Signature of Owner: | , |
|--|--|--------------------|
| COUNTY OF MIAMI-DADE) "by means of [• | (Print name & Title here): Annexe W //)physical presence -OR- [Jonline notarization 2020 | aoly manager |
| BEFORE ME, personally appeared ANNEHE acknowledged to and before me that (he/she) ex as identification | this W day of No. 2020, 20200, 202000, 202000, 2020, 2020, 2020, 2020, 2020, 2020, 2020, 2020, 2020, 2020, 2 | |
| WITNESS my hand and seal in the County and S | State last aforesald this 30 day of June Signature of Notary Public: | , 2020 A.D. |
| Number 2 D GG181494 2: | (Print, Type name here: | R. Perez |
| Note: The reverse side of this sheet may be used for a | (Commission Expires) (Commission Expires) (Commission Expires) (Commission Expires) (Commission Expires) | Commission Number) |

EXHIBIT "A"

TENTATIVE PLAT - "COUNTRY PALMS FIRST ADDITION"

LEGAL DESCRIPTION:

The Northeast 1/4, of the Southwest 1/4, of the Southwest 1/4 and the North 1/2, of the Southeast 1/4, of the Southwest 1/4, less the Southerly 11.34 feet of Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Together with:

The West 1/2, of the East 1/2, of the Southwest 1/4, of the Southwest 1/4, of the Southwest 1/4, less the South 35.00 feet as per Deed Book 2021, Page 27, and the East 1/2, of the East 1/2, of the West 1/2, of the Southwest 1/4, of the Southwest 1/4, of the Southwest 1/4, less the North 250.00 feet thereof and the South 35.00 feet reserved for road purposes, in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

THE RULE PLAT OF "COUNTRY PALMS FIRST ADDITION"

A SUBDIVISION OF A PORTION OF THE WEST 1/2, OF THE EAST 1/2, OF THE S.W. 1/4, OF THE S.W. 1/4, AND THE EAST 1/2, OF THE EAST 1/2, OF THE S.W. 1/4, OF THE S.W. 1/4, OF THE S.W. 1/4, LESS THE NORTH 250.00 FEET THEREOF AND THE SOUTH 35.00 FEET RESERVED FOR ROAD PURPOSES, IN SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA. AND A SUBDIVISION OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE SOUTHWEST QUARTER (S.W. 1/4), AND THE NORTH HALF (N. 1/2) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE SOUTHWEST QUARTER (S.W. 1/4), LESS THE SOUTHERLY 11.32 FEET (11.34 FEET BY DEED) OF THE SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

The Northeast 1/4, of the Southwest 1/4, of the Southwest 1/4 and the North 1/2, of the Southeast 1/4, of the Southwest 1/4, of the Southwest 1/4, less the Southerly 11.32 feet (11.34 feet by Deed) of Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Together with:

The West 1/2, of the East 1/2, of the Southwest 1/4, of the Southwest 1/4, of the Southwest 1/4, less the South 35.00 feet as per Deed Book 2021, Page 27, and the East 1/2, of the East 1/2, of the West 1/2, of the Southwest 1/4, of the Southwest 1/4, of the Southwest 1/4, less the North 250.00 feet thereof and the South 35.00 feet reserved for road purposes, in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County.

PROPERTY INFORMATION

OWNERS:

COUNTRY PALM HOLDINGS II, LLC

Address: 6340 SUNSET DRIVE, Miami, FL 33143

COUNTRY PALM HOLDINGS III. LLC Address: 6457 SUNSET DRIVE, Miami, FL 33143

Contact: Annette Iraola Office No.(305) 525-5923

email: airaola@academica.org

DEVELOPMENT CRITERIA TABLE

ZONING: AU

TRACT "A" PHASE 1: (FOR REFERENCE ONLY - "COUNTRY PALMS" PB 174, PG. 47)

TRACT "A" - BUILDING PHASE 1 / EXISTING MAIN SCHOOL CAMPUS (BUILT)

EXISTING MAIN BULDING:

1st FLOOR:

2nd FLOOR: 38,283 SQ. FT.

TOTAL FLOOR AREA:

87,323 SQ. FT.

49,040 SQ. FT.

NUMBER OF STUDENTS ASSIGNED TO EXISTING FACILITY: 1,440 STUDENTS

TRACT "B" PHASE 2: (PROPOSED "COUNTRY PALMS FIRST ADDITION")

TRACT "B" BUILDING PHASE 2 - / PROPOSED CHARTER SCHOOL BUILDING

PROPOSED MAIN BULDING:

1st FLOOR:

2nd FLOOR: 38,480 SQ. FT.

PROPOSED FIELD BUILDINGS: 1st FLOOR: 2nd FLOOR:

1,800 SQ. FT. 1,800 SQ. FT.

82,317 SQ. FT.

40,237 SQ. FT.

TOTAL FLOOR AREA:

TRACT "C" OPEN FIELDS FOR SCHOOL / SURPLUS RECREATION AREAS

[NON-REQUIRED]

TRACT "D" OPEN FIELDS FOR SCHOOL / SURPLUS RECREATION AREAS

[NON-REQUIRED]

GRADES K-12 PROPOSED EDUCATIONAL FACILITY:

(EXPANSION OF PHASE 1)

TOTAL NUMBER OF STUDENTS:

1,440 (INCLUSIVE OF STUDENTS

FROM PHASE 1 PLAT)

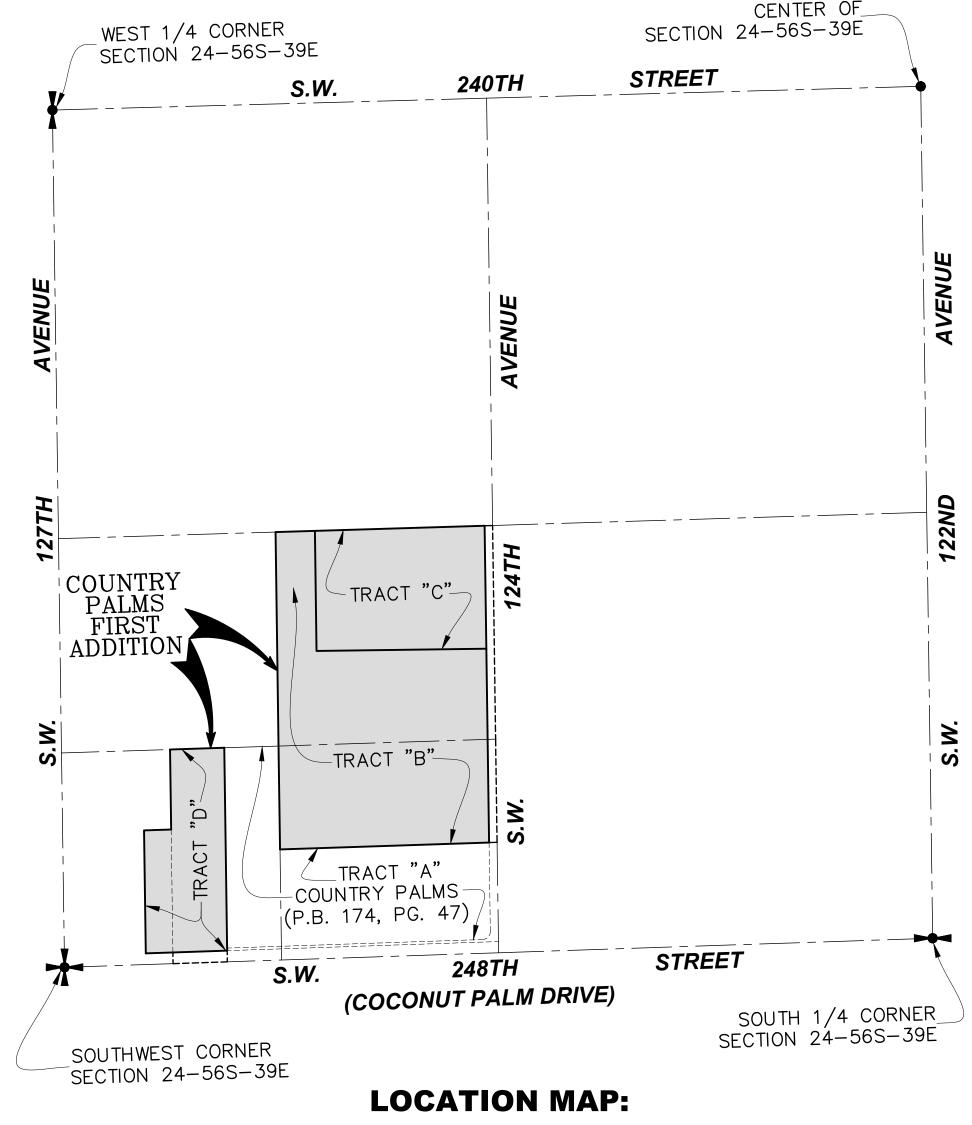
GRAND TOTAL PHASE 1 & 2:

BLDG FLOOR AREA:

.... 169,640 SQ. FT.

... 1440 STUDENTS GRADES K-12 NUMBER OF STUDENTS: NUMBER OF TEACHERS AND STAFF: 96 STAFF

RESOLUTION Z-1-12 / SITE PLAN REVIEW Z2019000110



THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST MIAMI-DADE COUNTY, FLORIDA. (SCALE 1'' = 300')

| TABLE OF MC | NUMENTS |
|--|---------|
| TYPE OF MONUMENT | TOTAL |
| P.R.M. | 10 |
| P.C.P. | 4 |
| TRACTS CORNERS | 3 |
| IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.091 | |

| CONTACT TERSON INFORMATION |
|------------------------------------|
| Name: Daniel Rodriguez |
| e-mail address: danielr@fordco.com |
| Name: Omar Armenteros, P.S.M. |
| e-mail address: omara@fordco.com |
| Name: Cristina Pires |

e-mail address: cristinap@fordco.com

Telephone Number: (305) 477-6472

CONTACT PERSON INFORMATION

1) The herein captioned Property was surveyed and described based on the Legal Description, Provided by Client.

2) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of TITLE POLICY will have to be made to determine recorded instruments, if any affecting this property.

The accuracy obtained by field measurement and office calculation of a closed geometric figure meets and exceeds 1 foot in 10,000 feet. The elevations as shown are based on a closed level between the two benchmark noted below.

The calculated value of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles between the two control points being tested. Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy or 1/100 of a foot on hard surfaces and 1/10 of a foot on

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

4) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.

5) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

6) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.

7) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.

8) Ownership subject to OPINION OF TITLE.

SURVEYOR'S NOTES:

9) Type of Survey: Boundary and Topographic Survey for the purpose of TENTATIVE PLAT.

10) Number of Tracts: 3 Tracts

11) Public Water to be Utilized.

12) Public Sewer to be utilized.

13) Subject Property Area: 812,515.81 Square Feet and/or 18.65 Acres more or less

14) North arrow direction and Bearings shown hereon are based on assumed value of N88°04'57"E, along the South Line of the S.W. 1/4, of the S.W. 1/4, of Section 24, Township 56 South, Range 39 East, of the Public Records of Miami-Dade County, Florida.

15) Elevations are based on: National Geodetic Vertical Datum of 1929. (N.G.V.D.29)

16) Migmi-Dade Bench Mark Used: R-749 Elevation= 10.81' (N.G.V.D.29) S.W. 248th Street -- on South side

S.W. 122nd Avenue —— just West of the C—102N Canal Bridge Bench Mark is a Brass Bar in Concrete Sidewalk at the Southwest corner of Bridge.

16a) TEMPORARY BENCH MARK (T.B.M.)

T.B.M.#1 STORM MANHOLE BY THE SOUTHEAST CORNER OF PROPOSED TRACT "D", ON S.W. 248th STREET (COCONUT PALM DRIVE), NORTH RIM ELEVATION: 9.52' (N.G.V.D.29)

T.B.M.#2 FOUND NAIL & DISC AT THE INTERSECTION OF THE EASTERLY PROLONGATION OF THE NORTH LINE OF PROPOSED TRACT "C" AND THE CENTERLINE FOR S.W. 124th AVENUE. ELEVATION: 10.20' (N.G.V.D.29)

17) Miami-Dade County Flood Criteria: 7.50' more or less.

18) Property Address: VACANT LAND S.W. 124th Avenue and S.W. 248th Street Miami, FL 33032

19) Flood Zone: "X-N/A" Base Flood Elev. N/A FEMA Panel Number: 12086C0592L Date: September 11, 2009.

Project No.: 19-045-5401

21) This Map of Survey is intended to be displayed at a scale of One inch equals 40 feet or smaller.

22) Folio: 30-6924-000-1610 and 30-6924-000-1250

SURVEYOR'S CERTIFICATE:

20) Field Book: A-613, PG. 27

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY and TOPOGRAPHIC SURVEY of the real property described

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17, Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida

Ford, Armenteros & Fernandez, Inc. LB 6557

Original Field Work Survey Date: OCTOBER 3rd, 2019.
Revision 1: JUNE 23rd, 2020 (Update Survey, add Revised Development Criteria Table)

Revision 2: JULY 20th, 2022 (Update Bounday Survey)

Revision 3: JUNE 22nd, 2023 (Update Tentative Plat/ Survey) Revision 4: JUNE 21ST, 2024 (Update Survey)

Revision 5: JULY 17TH, 2025 (Update Survey)

Omar Armenteros, P.S.M. for the Firm. Professional Surveyor and Mapper State of Florida, Registration No. 3679.

1950 N.W. 94th AVENUE, 2nd FLOC DORAL, FLORIDA 33172 PH. (305) 477-6472 FAX (305) 470-2805 L.B. No. 6557

관 전 3 **조** 조

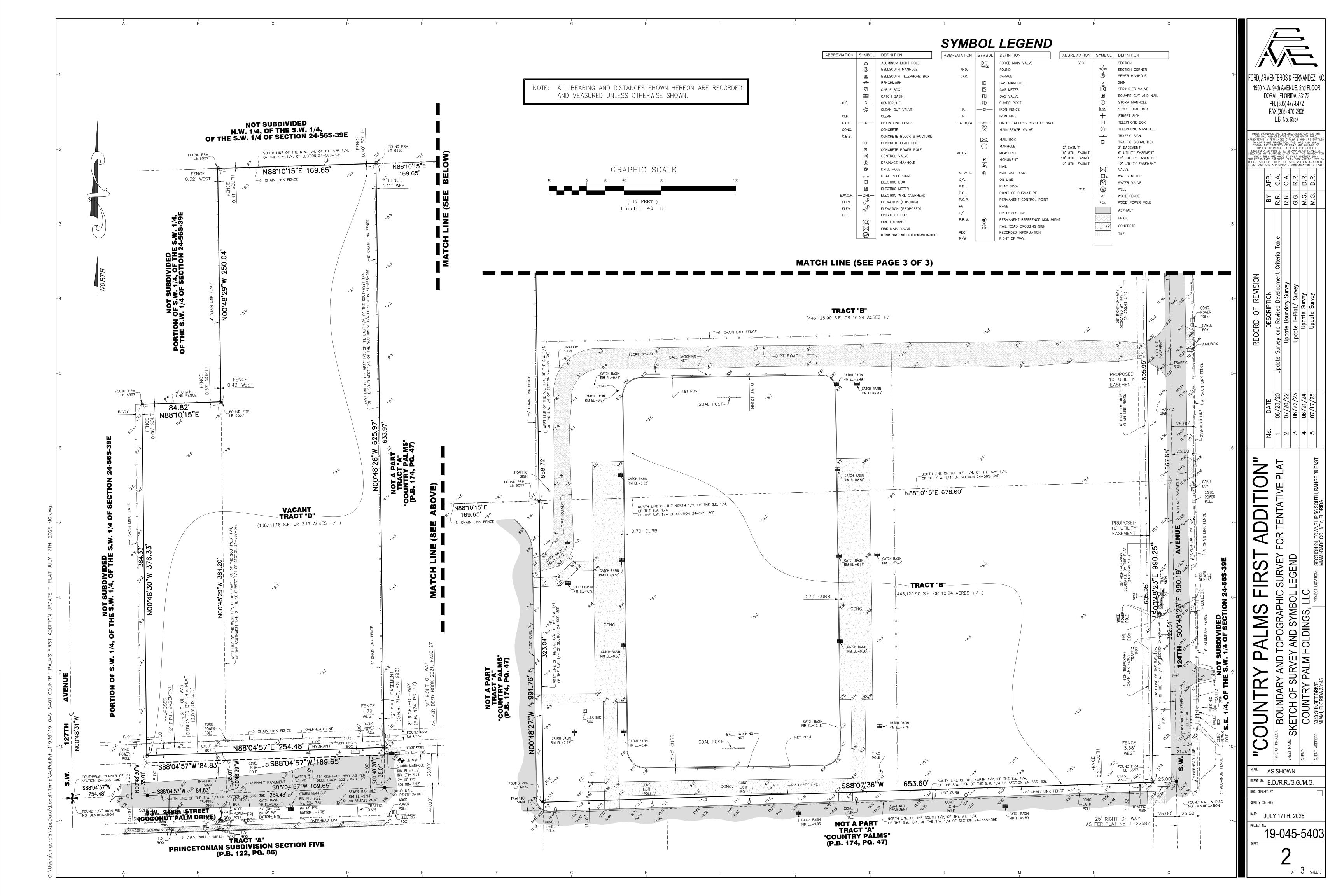
OR. S AND RITERIA

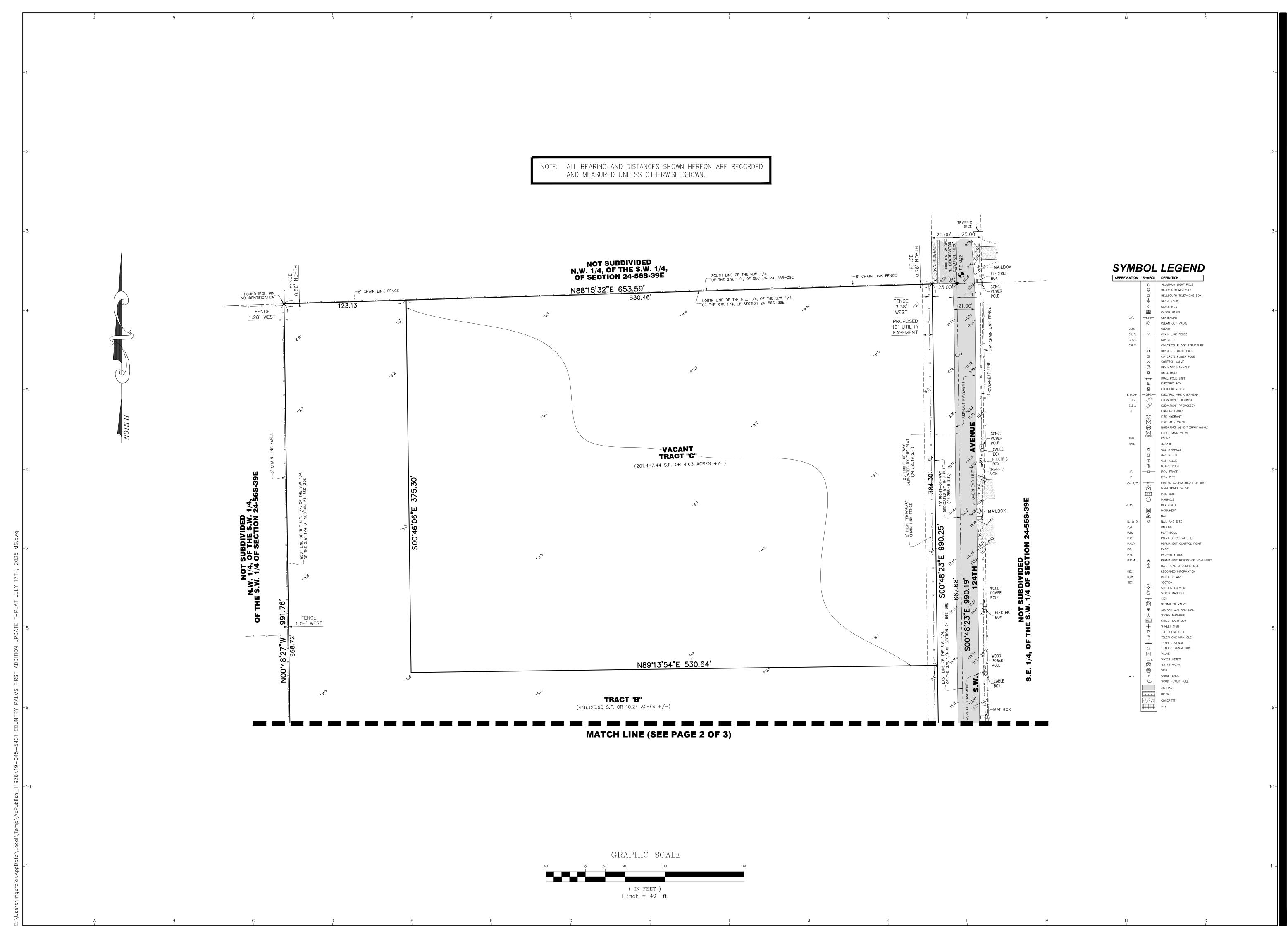
OUNDARY ATION MAP

AS SHOWN DRAWN BY: E.D./R.R./ G.G./M.G. VG. CHECKED BY:

JULY 17TH, 2025

19-045-5403





1950 N.W. 94th AVENUE, 2nd FLOOR

DORAL, FLORIDA 33172 PH. (305) 477-6472 FAX (305) 470-2805 L.B. No. 6557

APP. 0.A. 0.A. R.R. D.R. BY R.R. M.G. M.G.

SCALE: AS SHOWN

DRAWN BY: E.D./R.R./G.G./M.G. WG. CHECKED BY:

^{ME:} JULY 17TH, 2025

19-045-5403